

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF ROCKLAND

-----X
PIERSON LAKES HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

Index No. 35039-17

-against-

**NOTICE OF MOTION
FOR DEFAULT
JUDGMENT**

EONS Properties, LLC; "JOHN DOE" and
"JANE DOE," which names refer to fictitious parties who
are possible tenants or occupants of the premises or who may
be other presently unknown parties who claim or may claim
a lien against the premises,

Defendants.

-----X
PLEASE TAKE NOTICE that upon the annexed Affirmation of Diane E. Selker, Esq.,
dated January 16, 2018, and the Affidavit of Sean Rice of January 16, 2018, and all of the prior
pleadings, procedures and papers heretofore had herein, the defendant shall move this Court at an
IAS Part of the Supreme Court of the State of New York, held in and for the County of
Rockland, at the Courthouse located at 1 South Main St, New City, NY 10956 on the 31st day of
January, 2018 at 9:30 A.M., or as soon thereafter as counsel may be heard, seeking the following
relief:

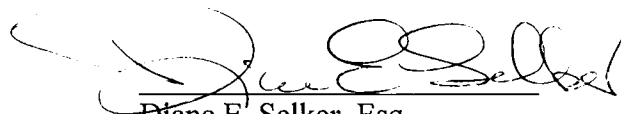
AN ORDER 1) granting default judgment in Plaintiff's foreclosure action in favor of the
Plaintiff and against Defendant EONS Properties, LLC for unpaid Homeowner Association
(HOA) assessments, costs, disbursements, and attorney fees; 2) awarding default judgment in
favor of the Plaintiff and against EONS foreclosing Plaintiff's lien for unpaid assessments, costs
disbursements and attorney fees; 3) appointing a referee to compute the amount due to the
Plaintiff and to examine and report whether the premises can be sold in parcels and to report the
amount thereafter to become due; 4) amending the caption of the action to strike "John Doe" and

“Jane Doe” therefrom without prejudice to any of the proceedings heretofore had or to be had herein; and 5) for such other and further relief as this Court shall deem just and proper, together with the costs of this motion.

The above entitled action is not for the foreclosure of a mortgage, but to foreclose unpaid assessments owed to a homeowners’ association.

PLEASE TAKE FURTHER NOTICE that answering affidavits, if any, must be served and personally received by the undersigned pursuant to CPLR 2214 (b) at least two (2) days prior to the return date of this motion.

Dated: January 16, 2018
White Plains, NY



Diane E. Selker, Esq.
Goldenberg & Selker, LLP
Attorneys for the Plaintiff
399 Knollwood Road, Suite 112
White Plains, NY 10603
(914) 997-0999

To: EONS Properties, LLC
12 Pierson Lake Dr.
Sloatsburg, NY 10974

EONS Properties, LLC
c/o Ogen & Sedaghati, P.C.
202 East 35th Street
New York, NY 10016

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF ROCKLAND

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PIERSON LAKES HOMEOWNERS ASSOCIATION, INC.,
Plaintiff,

Index No. 35039-17

-against-

**AFFIDAVIT IN SUPPORT
OF MOTION FOR DEFAULT
JUDGMENT**

EONS Properties, LLC; "JOHN DOE" and
"JANE DOE," which names refer to fictitious parties who
are possible tenants or occupants of the premises or who may
be other presently unknown parties who claim or may claim
a lien against the premises,

Defendants.

-----X
STATE OF NEW YORK)
 } ss.:
COUNTY OF ROCKLAND)

SEAN RICE, being duly sworn, deposes and says:

1. I am the President of plaintiff Pierson Lakes Homeowners Association, Inc. ("Pierson Lakes").
2. I submit this affidavit in support of Pierson Lakes' motion for default judgment in its favor and against Defendant EONS Properties, LLC ("EONS") for unpaid assessments and other fees, and to foreclose Pierson Lakes' lien for the unpaid amounts.
3. I have reviewed the original attached account (see **Exhibit A**) for EONS, which account is kept in the regular course of business by Pierson Lakes. I find the same to be in proper form and the amounts recorded therein to be correct, the entries being made in the regular course of business of Pierson Lakes and contemporaneously with the transactions recorded.
4. The balance owed by EONS to Pierson Lakes as of December 2, 2017 is \$33,508.99 not including attorney fees and costs for the instant action.

5. A review of EONS's account reveals that the last time it made any payment to Pierson Lakes was almost 10 months ago, on March 8, 2017 (see **Exhibit A**).
6. In the regular course of business Pierson Lakes notified EONS in writing on a monthly basis as to the amounts it owed Pierson Lakes.
7. The monthly maintenance, capital assessments and late fees owed by EONS (and all other unit owners) were duly and timely fixed by the Board of the Pierson Lakes Condominium (See **Exhibit B**, Declaration Article VI, §3).
8. The Declaration requires that EONS, as well as all the other HOA members, pay assessments to Pierson Lakes and if such assessments are not paid when due then the member is liable for the costs of collection, interest, and the reasonable attorney fees incurred by Pierson Lakes in collecting same (See **Exhibit B**, Declaration, Art. VI, §6).
9. After the date of this affidavit, assessments will continue to accrue for EONS at the present monthly rate of \$1,755.00, plus a late fee of 1.012% per month on any unpaid balance carried over and unpaid 30 days after billing.
10. Deponent has been advised by its counsel that all parties who are necessary to this action have been served.
11. The Declaration additionally provides that the amounts due Pierson Lakes shall be the personal obligation of the owner of each lot at the time the assessment comes due, and that no residential lot at Pierson Lakes is exempt from the payment of the assessments (See **Exhibit B**, Art. VI, §1).
12. According to the Declaration, if the assessments are not paid when due, Pierson Lakes is authorized to commence and prosecute an action to foreclose its lien against the lot (See **Exhibit B**, Art. VI, §6).

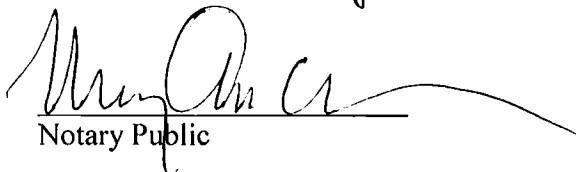
13. Additionally, the Declaration also authorizes Pierson Lakes to commence and prosecute an action to recover a personal money judgment against an owner of a lot for the failure to pay the assessments, and such suit may be maintained without foreclosing or waiving the lien securing the same, and may be prosecuted simultaneously therewith (See **Exhibit B**, Art. VI, §6).

14. Deponent has reviewed the legal description of the property as set forth in the complaint and has determined that the premises consist of a single parcel and should be sold as such.

WHEREFORE, for the reasons stated above and in the attached affirmation of Pierson Lakes' attorney, judgment should be granted in favor of the Plaintiff.


Sean Rice

Sworn to before me this
16th day of January, 2018


Notary Public

MARY ANNE C. RODRIGUEZ
Notary Public, State of New York
No. 01RO6182722
Qualified in Westchester County
Commission Expires 03/03/20

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF ROCKLAND

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PIERSON LAKES HOMEOWNERS ASSOCIATION, INC.,

Index No. 35039-17

Plaintiff,

-against-

**AFFIRMATION IN SUPPORT
OF MOTION FOR DEFAULT
JUDGMENT**

EONS Properties, LLC; "JOHN DOE" and
"JANE DOE," which names refer to fictitious parties who
are possible tenants or occupants of the premises or who may
be other presently unknown parties who claim or may claim
a lien against the premises,

Defendants.
-----X

Diane E. Selker, an attorney duly admitted to practice before the Courts of the State of New
York, affirms the following under penalty of perjury:

1. I am a partner in the law firm of Goldenberg & Selker, LLP, attorneys for Plaintiff in
this matter, and am fully familiar with the facts and circumstances of these proceedings
and the matters set forth herein. I am not a party to the action.
2. I submit this affirmation in support of the relief requested by Plaintiff Pierson Lakes
Homeowners Association, Inc. ("Pierson Lakes" or "the HOA") in its notice of motion.
3. The instant action was brought for two purposes: first, to obtain a personal money
judgment against Defendant EONS Properties, LLC ("EONS") for unpaid assessments
and other charges owed to Pierson Lakes (totaling \$33,508.99 as of December 2, 2017,
not including attorney's fees); and second, to foreclose Pierson Lake's lien against
EONS' property at 12 Pierson Lake Dr., Sloatsburg, NY 10974 for such unpaid
amounts.

4. The property, an undeveloped lot, which is owned by EONS and which is the subject of foreclosure, is described in "Schedule A" attached to the complaint in this action. (See **Exhibit C**.)
5. Plaintiff HOA is a not-for-profit corporation organized under the laws of the State of New York, with a principal place of business in Sterlington, Town of Ramapo, County of Rockland, State of New York, which is a homeowners' association that controls and manages real property known as "Pierson Lakes."
6. Pierson Lakes is subject to a Declaration of Covenants, Restrictions, Easements, Charges and Liens made by the Ramapo Land Co., Inc., dated April 25, 1990, which was recorded with the Rockland County Clerk on May 11, 1990, in Liber 408, Page 1110, as subsequently amended ("the Declaration") (relevant portions of the Declaration & By-Laws are attached as **Exhibit B**).
7. The amounts presently due to Plaintiff Pierson Lakes by EONS are set forth in the attached account (See **Exhibit A**), and are owed pursuant to the Declaration.
8. The summons, verified complaint, and a notice of pendency in the action were filed with the Rockland County Clerk on October 16, 2017 in the form prescribed by statute and contains, as this affirmant believes, all the particulars required by law to be stated in such documents. (Annexed as **Exhibit C** is a copy of the summons and complaint with confirmation of their electronic filing. Annexed as **Exhibit D** is a copy of the Notice of Pendency with confirmation of its electronic filing.)
9. The summons and verified complaint were served on EONS on October 19, 2017 by delivery to the Secretary of State pursuant to LLC Law§303. (Annexed hereto as

Exhibit E are copies of the affidavit of service and the confirmation receipt for its electronic filing in the Office of the Rockland County Clerk on October 26, 2017.)

10. EONS was also served by delivery on October 27, 2017 of the summons and verified complaint to an authorized agent at Ogen & Sedagheti, P.C., the law office of EONS' principals. (Annexed hereto as **Exhibit F** are copies of the affidavit of service and the confirmation receipt for its electronic filing in the Office of the Rockland County Clerk on December 1, 2017.)
11. EONS, "John Doe," and "Jane Doe" were also served on November 3, 2017 by affixing copies of the summons and complaint to the subject property and mailing copies to the subject property marked "Personal and Confidential. (Annexed hereto as **Exhibit G and Exhibit H**, respectively, are copies of the affidavits of service and the confirmation receipts for their electronic filing in the Office of the Rockland County Clerk on December 1, 2017.)
12. Since the filing of the Notice of Pendency, the complaint has not been amended by adding new parties to the action, or so as to affect other property not described in the notice of pendency, or so as to extend the claims of Pierson Lakes to property beyond the subject premises.
13. In addition to personal service, EONS was served on November 14, 2017 pursuant to CPLR 3215(g) and Business Corporation Law §303 (b) with a copy of the summons and verified complaint by first class mail bearing the legend "personal and confidential" and not indicating on the envelope that the communication was from an attorney or concerned an alleged debt to the subject property, to Ogen & Sedaghati, P.C., and to the

Secretary of State. (A copy of the affidavit of service and confirmation of its electronic filing with the Rockland County Clerk on November 14, 2017 are attached as **Exhibit**

I.)

14. No defendant answered or appeared and their time to do so has expired and has not otherwise been extended.
15. It is respectfully submitted that Plaintiff's cause of action is established sufficiently to warrant the court, as a matter of law, to grant judgment in favor of the Plaintiff and against EONS.
16. A copy of this motion has been served upon EONS.

WHEREFORE, for the reasons set forth herein and in the annexed affidavit of Sean Rice and the Exhibits hereto it is respectfully requested that the relief sought in Plaintiff's notice of motion be granted in its entirety.

Dated: January 16, 2018
White Plains, NY



Diane E. Selker

Exhibit "B"

Exhibit "B"

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DECLARATION OF COVENANTS, RESTRICTIONS,
EASEMENTS, CHARGES AND LIENS

DECLARANT - RAMAPO LAND CO., INC.

DATE OF DECLARATION , 1989

Phillips, Lytle, Hitchcock, Blaine & Huber
Attorneys for the Developer
437 Madison Avenue
New York, New York 10022

EXHIBIT A

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Section 4. Encroachments on Lots. In the event that any portion of any roadway, walkway, parking area, driveway, water line, sewer line, utility line, sprinkler system, building or any other structure as originally constructed by the Developer encroaches on any Lot or the Common Areas, it shall be deemed that the Owner of such Lot or the Association has granted a perpetual easement to the Owner of the adjoining Lot or the Association as the case may be for continuing maintenance and use of such encroaching roadway, walkway, driveway, parking area, water line, sewer line, utility line, sprinkler system, building or structure. The foregoing shall also apply to any replacements of any such roadway, walkway, driveway, parking area, water line, sewer line, utility line, sprinkler system, building or structure if same are constructed in substantial conformance to the original installation. The foregoing conditions shall be perpetual in duration and shall not be subject to amendment of these covenants and restrictions.

Section 5. Easements to Members of the General Public. The Developer hereby grants members of the general public an easement of ingress and egress over the hiking trail traversing the eastern portion of The Properties as shown on the Schedule B site plan and as said trail may be re-routed from time to time by the Developer or the Association. The Developer, at the request of the Town of Ramapo, also grants local school groups, organizations and clubs the right to visit designated historical sites within The Properties on a chaperoned appointment basis.

ARTICLE VI. COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation. The Developer, for each Lot owned by it within The Properties, hereby covenants and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be expressed in any such deed or other conveyance, shall be deemed to covenant and agree, to pay to the Association such assessments as are fixed by the Association's Board of Directors and assessed to the Members as hereinafter provided. All sums assessed by the Association but unpaid, together with such interest thereon as is hereinafter provided, shall also be a charge on the land and shall be a continuing lien upon the property owned by such Member against which each such assessment is made. Each such assessment, together with interest thereon and the cost of collection thereof, as hereinafter provided, shall also be a personal obligation of the person who was the Owner of such property at the time when the assessment fell due.

Section 2. Purpose of the Assessment. The assessment levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and

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welfare of the residents in The Properties as a community and in particular for the improvement and maintenance of properties, services and facilities devoted to this purpose and related to the use and enjoyment of the Common Areas, and of the Lots and Homes situated upon The Properties, including as to the Common Areas without limiting the foregoing, the payment of taxes (if any), insurance thereon and repair, replacement and additions thereto, and the cost of labor, equipment, materials, services, management and supervision thereof.

Section 3. Assessments. The Association's Board of Directors shall, from time to time, but at least annually, fix and determine the budget representing the sum or sums necessary and adequate for the continued operation of the Association and shall send a copy of the budget and any supplement to the budget to each Member prior to assessing the Members thereon. The Board shall determine the total amount required, including the operational items such as insurance, repairs, reserves, maintenance and other operating expenses, as well as charges to cover any deficits from prior years and capital improvements and repairs. The total annual requirements and any supplemental requirements shall be allocated among, assessed to and paid by the Members as follows:

Each Member shall pay a fraction of said requirements for each Lot owned the numerator of which shall be one (1) and the denominator of which shall be equal to the sum of the number of Lots on The Properties subject to this Declaration (initially 74) as amended. The Developer's obligation for such assessments on unsold Lots subject to this Declaration shall be limited to the difference between the actual operating costs of the Association, including reserves on the Common Areas and on Lots to which title has been conveyed, and the assessments levied on Owners who have closed title on their Lots. In supplying services to the Lot Owners, the Developer may direct the Association not to supply maintenance or other services to any Lot to which title remains in the Developer. The Developer's right to so direct the Association not to provide maintenance or other services to a Lot owned by the Developer is expressly conditioned upon the Developer providing such services itself at its sole cost and expense to the extent the Lot requires such services. Express recognition is hereby given to the fact that the Developer may choose to have its construction and other crews render maintenance services for its unsold Lots. In no event, however, shall the Developer be required to make a deficiency contribution in an amount greater than it would otherwise be liable for if it were paying

assessments on unsold Lots. The sum due the Association from each individual Owner shall constitute an assessment of the Board of Directors and unpaid assessments shall constitute liens on the individual Lots, subject to foreclosure as hereinafter provided.

Section 4. Due Dates; Duties of the Board of Directors. All Assessments shall be payable monthly in advance as ordered by The Board of Directors. The Board of Directors of the Association shall fix the date of commencement and the amount of the assessment against each Lot and shall prepare a roster of the Lots and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Member. Upon the written request of a Member or his mortgagee, the Board shall promptly furnish such Member or his mortgagee with a written statement of the unpaid charges due from such Member.

Section 5. Special Assessments for Capital Improvements. In addition to the annual assessments authorized by Section 3 of this Article VI, the Association may levy, in any assessment year, a special assessment (which must be fixed at a uniform rate for all Lots) applicable to that year only, in an amount no higher than the maximum annual assessment then permitted to be levied hereunder for the purpose of defraying, in whole or in part, the cost of any construction, unexpected repair or replacement of a described capital improvement upon the Common Areas, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of the Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members not fewer than thirty (30) days nor more than sixty (60) days in advance of the meeting, setting forth the purpose of the meeting, as fixed in the resolution authorizing such assessment.

Section 6. Effect of Non-Payment of Assessments; The Personal Obligation of the Member; The Lien; Remedies of the Association. If an assessment is not paid on the date when due, as fixed by the Board of Directors, then such assessment shall become delinquent and shall, together with such interest thereon and cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the Member's Lot which shall bind such property in the hands of the defaulting Members, his heirs, devisees, personal representatives and assigns. Such lien shall be prior to all other liens except: (a) tax or assessment liens on the Lot by the taxing subdivision of any governmental authority, including but not limited to State, County and School District taxing agencies; and (b) all sums unpaid on any first mortgage of record encumbering the Lot. The personal obligation of the Member who was the Owner of the Lot when the assessment

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fell due to pay such assessment, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them.

If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the maximum permissible rate in the State of New York and the Association may bring an action at law against the Member or former Member personally obligated to pay the same and may foreclose the lien against the property. There shall be added to the amount of such assessment the costs of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest, on the assessment as above provided and reasonable attorney's fees to be fixed by the court together with the cost of the action.

Section 7. Quorum for Any Action Authorized Under Section 5. The quorum required for any action of the Members of the Association authorized by Section 5 of this Article VI shall be as follows:

At the first meeting called, as provided for in Section 5 of this Article VI, the presence at the meeting of Members in person or by proxy entitled to cast fifty-one (51%) percent of all the votes of the Association shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in Section 5 and the required quorum at each subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting, provided that such subsequent meeting shall not be held more than sixty (60) days following the preceding meeting.

ARTICLE VII. ARCHITECTURAL CONTROL

Section 1. Design Guidelines. All construction and changes in landscaping, vegetation and topography on any Lot in the Development shall comply with the Pierson Lakes Design Guidelines prepared by the Jack Johnson Company, as said Design Guidelines may be amended from time to time by the Board of Directors of the Association. Copies of the Design Guidelines, and all amendments thereto, shall be delivered to each Member and shall also be available for examination and copying by the Members and their agents at the offices of the Association.

Section 2. Architectural Review Committee. The Board of Directors of the Association shall appoint a five (5) person Architectural Review Committee, at least one of whose members shall be a Director, to administer and enforce the Pierson Lakes Design Guidelines. No building, fence, wall or other structure, or any sewage system, or change in landscaping,

Exhibit “A”

Exhibit “A”

Pierson Lakes Homeowners Association, Inc.

Receivable Accounts

From 01/01/2016 to 12/20/2017

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
Account : 26.00 - EONS Properties, LLC - Unit 12PL - 12 Pierson Lake Drive							40,407.09
1,323.92		1,323.92	01/01/2016				Beginning Balance
690.00		2,013.92	01/01/2016	1801	889		Common charges - January 2016
650.00		2,663.92	01/01/2016	1802	914		sponsor payment deficit Unit 12PL
9.92		2,673.84	01/31/2016	1922	981		Late payment fees
690.00		3,363.84	02/01/2016	1910	952		Common charges - February 2016
650.00		4,013.84	02/01/2016	1911	977		sponsor payment deficit Unit 12PL

Pierson Lakes Homeowners Association, Inc.

Receivable Accounts

From 01/01/2016 to 12/20/2017

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
	2,689.92	1,323.92	02/26/2016	1998	762,826,852, 889,914,981, 952		Received by ch. 7933169 LB from EONS Properties, LLC. Thank you
9.92		1,333.84	02/29/2016	2010	1046		Late Fee
690.00		2,023.84	03/01/2016	1992	1015		Common charges - March 2016
650.00		2,673.84	03/01/2016	1993	1040		sponsor payment deficit Unit 12PL
	2,673.84	0.00	03/10/2016	2044	952,977,1046 1,015,1040		Received by ch. 8028436 LB from EONS Properties, LLC. Thank you
690.00		690.00	04/01/2016	2065	1082		Common charges - April 2016
650.00		1,340.00	04/01/2016	2066	1107		sponsor payment deficit Unit 12PL
	1,340.00	0.00	04/01/2016	2095	1082,1107		Received by ch. 8146879 LB from EONS Properties, LLC. Thank you
	1,340.00	(1,340.00)	04/29/2016	2195	1183,1152,11 77		Received by ch. 8285617 LB from EONS Properties, LLC. Thank you
690.00		(650.00)	05/01/2016	2184	1152		Common charges - May 2016
650.00		0.00	05/01/2016	2185	1177		sponsor payment deficit Unit 12PL
690.00		690.00	06/01/2016	2273	1222		Common charges - June 2016
650.00		1,340.00	06/01/2016	2274	1247		sponsor payment deficit Unit 12PL
9.92		1,349.92	06/30/2016	2399	1327		Late Fee
690.00		2,039.92	07/01/2016	2370	1293		Common charges - July 2016
650.00		2,689.92	07/01/2016	2371	1318		sponsor payment deficit Unit 12PL
	1,340.00	1,349.92	07/01/2016	2388	1222,1247		Received by ch. 8618290 LB from EONS Properties, LLC. Thank you
690.00		2,039.92	08/01/2016	2460	1364		Common charges - August 2016
650.00		2,689.92	08/01/2016	2461	1389		sponsor payment deficit Unit 12PL
	1,340.00	1,349.92	08/01/2016	2469	1327,1293,13 18		Received by ch. 8764855 LB from EONS Properties, LLC. Thank you
690.00		2,039.92	09/01/2016	2553	1435		Common charges - September 2016
650.00		2,689.92	09/01/2016	2554	1460		sponsor payment deficit Unit 12PL
	1,340.00	1,349.92	09/01/2016	2557	1318,1364,13 89		Received by ch. 8919032 LB from EONS Properties, LLC. Thank you
	1,340.00	9.92	09/30/2016	2646	1389,1435,14 60		Received by ch. 8075154 LB from EONS Properties, LLC. Thank you
690.00		699.92	10/01/2016	2638	1495		Common charges - October 2016
650.00		1,349.92	10/01/2016	2639	1520		sponsor payment deficit Unit 12PL
9.92		1,359.84	10/31/2016	2756	1595		Late payment fees
690.00		2,049.84	11/01/2016	2745	1566		Common charges - November 2016
650.00		2,699.84	11/01/2016	2746	1591		sponsor payment deficit Unit 12PL
	1,340.00	1,359.84	11/01/2016	2752	1460,1495,15 20		Received by ch. 8245333 LB from EONS Properties, LLC. Thank you
9.92		1,369.76	11/30/2016	2845	1663		2nd Late Fee
690.00		2,059.76	12/01/2016	2821	1630		Common charges - December 2016
650.00		2,709.76	12/01/2016	2822	1655		sponsor payment deficit Unit 12PL
	1,340.00	1,369.76	12/01/2016	2843	1520,1595,15 66,1591		Received by ch. 8391229 LB from EONS Properties, LLC. Thank you
690.00		2,059.76	01/01/2017	2917	1701		Common charges - January 2017
650.00		2,709.76	01/01/2017	2919	1702		sponsor payment deficit
9.92		2,719.68	01/01/2017	2945	1728		Late payment fees
9.92		2,729.60	01/31/2017	3041	1797		Late payment fees
690.00		3,419.60	02/01/2017	3025	1765		Common charges - February 2017
650.00		4,089.60	02/01/2017	3026	1790		sponsor payment deficit Unit 12PL
9.92		4,079.52	02/28/2017	3126	1869		Late Payment fee
690.00		4,769.52	03/01/2017	3099	1832		Common charges - March 2017
650.00		5,419.52	03/01/2017	3100	1857		sponsor payment deficit Unit 12PL
	4,039.89	1,379.63	03/08/2017	3143	1591,1663,16 30,1655,1702 1,728,1701,		Received by ch. 1399 LB from EONS Properties, LLC. Thank you
9.92		1,389.55	03/31/2017	3219	1936		Late payment fees
690.00		2,079.55	04/01/2017	3209	1906		Common charges - April 2017
650.00		2,729.55	04/01/2017	3210	1931		sponsor payment deficit Unit 12PL
9.92		2,739.47	04/30/2017	3301	2004		Late payment fees
690.00		3,429.47	05/01/2017	3287	1973		Common charges - May 2017
650.00		4,079.47	05/01/2017	3288	1974		sponsor payment deficit Unit 12PL
9.92		4,089.39	05/31/2017	3404	2073		Late payment fees
690.00		4,779.39	06/01/2017	3383	2039		Common charges - June 2017

Pierson Lakes Homeowners Association, Inc.

Receivable Accounts

From 01/01/2016 to 12/20/2017

Debit	Credit	Balance	Date	Trx	Invoice	Ch. #	Description
		5,429.39	06/01/2017	3384	2040		sponsor payment deficit Unit 12PL
650.00		6,119.39	07/01/2017	3481	2108		Common charges - July 2017
650.00		6,769.39	07/01/2017	3482	2109		sponsor payment deficit Unit 12PL
17,500.00		24,269.39	07/01/2017	3509	2167		Special assessment
415.00		24,884.39	07/01/2017	3623	2279		Adjust July 2017 Common Charges per new budget
150.00		24,834.39	07/25/2017	3575	2187		Legal Set Up Fee
9.92		24,844.31	07/31/2017	3612	2248		Late payment fees
690.00		25,534.31	08/01/2017	3585	2217		Common charges - August 2017
650.00		26,184.31	08/01/2017	3586	2218		sponsor payment deficit Unit 12PL
415.00		26,599.31	08/01/2017	3629	2284		Adjust August Common Charges per new budget
1,755.00		28,354.31	09/01/2017	3785	2416		Common charges - September 2017
195.00		28,549.31	09/18/2017	3745	2373		Legal Charge #13068/9-12-17
21.08		28,570.37	09/18/2017	3745	2374		Legal Charge #13068/9-12-17
204.17		28,774.54	09/18/2017	3745	2372		Legal Charge #13068/9-12-17
9.92		28,784.46	09/30/2017	3800	2451		Late Payment Fees
1,755.00		30,539.46	10/01/2017	3787	2443		Common charges - October 2017
9.92		30,549.38	10/31/2017	3913	2511		Late payment fees
1,755.00		32,304.38	11/01/2017	3896	2501		Common charges - November 2017
8,327.87		38,632.25	11/27/2017	3980	2532		Legal Fee Charges-multiple invoices
9.92		38,642.17	11/30/2017	3998	2571		Late payment fees
1,755.00		40,397.17	12/01/2017	3990	2564		Common charges - December 2017
9.92		40,407.08	12/02/2017	3995	2568		Late payment fees
60,530.74	20,123.65	40,407.09					

less legal fees (6,898.10)

\$33,508.99

EXHIBIT “I”

EXHIBIT “I”



NYSCEF - Rockland County Supreme Court Confirmation Notice



This is an automated response for Supreme Court / Court of Claims cases. The NYSCEF site has received your electronically filed document(s) for:

PIERSON LAKES HOMEOWNERS ASSOCIATION INC - v. - EONS PROPERTIES LLC

035039/2017

Assigned Judge: None Recorded

Documents Received on 11/14/2017 03:10 PM

Doc #	Document Type	Motion #
4	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	

Filing User

Name: **IRA S GOLDENBERG**

Phone #: **914-997-0999**

Fax #:

E-mail Address:

Work Address:

igoldenberg@goldenbergselkerlaw.com

399 Knollwood Road

Suite 112

White Plains, NY 10603

E-mail Notifications

An e-mail notification regarding this filing has been sent to the following address(es) on 11/14/2017 03:10 PM:

GOLDENBERG, IRA S - igoldenberg@goldenbergselkerlaw.com

NOTE: If submitting a working copy of this filing to the court, you must include as a notification page firmly affixed thereto a copy of this Confirmation Notice.

Paul Piperato, Rockland County Clerk - Piperatp@co.rockland.ny.us

Phone: 845-638-5094 Fax: 845-638-5073 Website: <http://www.rocklandcountyclerk.com>

NYSCEF Resource Center - EFile@nycourts.gov

Phone: (646) 386-3033 Fax: (212) 401-9146 Website: www.nycourts.gov/efile

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF ROCKLAND

-----X
PIERSON LAKES HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

-against-

EONS PROPERTIES, LLC; "JOHN DOE" and
"JANE DOE," which names refer to fictitious parties who
are possible tenants or occupants of the premises or who may
be other presently unknown parties who claim or may claim
a lien against the premises,

Defendants.
-----X

STATE OF NEW YORK)
) S.S.:
COUNTY OF WESTCHESTER)

I, MARY RODRIGUEZ being duly sworn says: I am not a party to the action and I am
over 18 years of age and reside in Yorktown, New York.

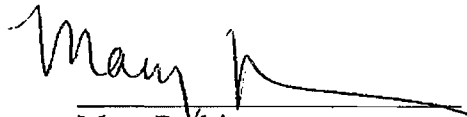
On November 14, 2017, I served a true copy of the annexed **SUMMONS & VERIFIED
COMPLAINT and NOTICE OF PENDENCY** in the above captioned action upon following:

EONS Properties, LLC
12 Pierson Lake Drive
Sloatsburg, NY 10974

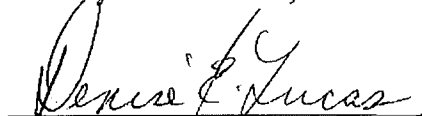
EONS Properties, LLC
c/o Ogen & Sedaghati, P.C.
202 East 35th Street
New York, NY 10016

EONS Properties, LLC
c/o New York Dept. of State
One Commerce Plaza
99 Washington Avenue
Albany, NY 12231

by depositing the same in an envelope bearing the legend "personal and confidential" and not
indicating on the outside of the envelope that the communication is from an attorney or concerns
an alleged debt by first class mail in a post-office or official depository of the U.S. Postal Service
within the State of New York. The address and delivery service are indicated above.


Mary Rodriguez

Sworn to before me, this
14th day of November, 2017


Notary Public

DENISE E. LUCAS
Notary Public, State of New York
Registration No. 01LU6343946
Qualified in Westchester County
Commission Expires 06/20/20

Exhibit “H”

Exhibit “H”



NYSCEF - Rockland County Supreme Court Confirmation Notice



This is an automated response for Supreme Court cases. The NYSCEF site has received your electronically filed documents for the following case.

035039/2017

PIERSON LAKES HOMEOWNERS ASSOCIATION INC - v. - EONS PROPERTIES LLC

Assigned Judge: None Recorded

Documents Received on 12/01/2017 09:39 AM

Doc #	Document Type	Motion #
5	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
6	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
7	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
8	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
9	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	

Filing User

Name: IRA S GOLDENBERG

Phone #: 914-997-0999

Fax #:

E-mail Address:

Work Address:

igoldenberg@goldenbergsekerlaw.com

399 Knollwood Road
Suite 112
White Plains, NY 10603

E-mail Notifications

An e-mail notification regarding this filing has been sent to the following address(es) on
12/01/2017 09:39 AM:

GOLDENBERG, IRA S - igoldenberg@goldenbergsekerlaw.com

Paul Piperato, Rockland County Clerk - Piperatp@co.rockland.ny.us

Phone: 845-638-5094 Fax: 845-638-5073 Website: <http://www.rocklandcountyclerk.com>

NYSCEF Resource Center - EFile@nycourts.gov

Phone: (646) 386-3033 Fax: (212) 401-9146 Website: www.nycourts.gov/efile



NYSCEF - Rockland County Supreme Court Confirmation Notice



035039/2017

PIERSON LAKES HOMEOWNERS ASSOCIATION INC - v. - EONS PROPERTIES LLC

Assigned Judge: None Recorded

NOTE: If submitting a working copy of this filing to the court, you must include as a notification page firmly affixed thereto a copy of this Confirmation Notice.

Paul Piperato, Rockland County Clerk - Piperatp@co.rockland.ny.us

Phone: 845-638-5094 Fax: 845-638-5073 Website: <http://www.rocklandcountyclerk.com>

NYSCEF Resource Center - EFile@nycourts.gov

Phone: (646) 386-3033 Fax: (212) 401-9146 Website: www.nycourts.gov/efile

STATE OF NEW YORK
COUNTY OF ROCKLAND

SUPREME COURT

Index No. 2017-035039

PIERSON LAKES HOMEOWNERS ASSOCIATION, INC.,

Date filed: 10-16-17

EONS PROPERTIES, LLC, "JOHN against DOE" and "JANE DOE,"
et al,

Plaintiff(s) ~~XXXXXXXXXXXX~~

Defendant(s) ~~XXXXXXXXXXXX~~

AFFIDAVIT
OF
SERVICE

STATE OF NEW YORK, COUNTY OF: WESTCHESTER ss.:

The undersigned, being sworn, says: Deponent is not a party herein, is over 18 years of age and resides in the State of New York.

On Nov. 3, 2017 at 7:55 A.M., at 12 Pierson Lake Drive, Sloatsburg, NY 10974

deponent served the within ☐ summons ☐ with notice
☒ summons and complaint ☐ notice of petition and petition ☒ WITH ANNEXED NOTICE OF COMMENCEMENT OF
☐ subpoena duces tecum ☐ subpoena ACTION SUBJECT TO MANDATORY ELECTRONIC
☐ citation FILING & NOTICE OF PENDENCY

on "JOHN DOE" and "JANE DOE"
☒ defendant ☐ witness { hereinafter called } therein
☐ respondent ☐ the recipient named

INDIVIDUAL ☐ by delivering a true copy of each to said recipient personally; deponent knew the person so served to be the person described as said recipient therein.

CORPORATION ☐ a ----- corporation, by delivering thereat a true copy of each to -----
personally, deponent knew said corporation so served to be the corporation, described in same as said recipient and knew said individual to be ----- thereof.

SUITABLE AGE PERSON ☐ by delivering thereat a true copy of each to ----- a person of suitable age and discretion. Said premises is recipient's ☐ actual place of business ☐ dwelling place ☐ usual place of abode within the state.

AFFIXING TO DOOR, ETC. ☒ by affixing a true copy of each to the door of said premises, which is recipient's ☐ actual place of business ☐ dwelling place
☒ subject property within the state. Deponent was unable, with due diligence to find recipient or a person of suitable age and discretion, thereat, having called there
10/21/17 at 11:15 A.M. 11/3/17 at 7:55 A.M.
10/27/17 at 8:00 P.M.
11/1/17 at 2:40 P.M.

MAILING ☒ On Nov. 6, 2017 deponent enclosed a copy of same in a postpaid envelope properly addressed to recipient at recipient's
☐ actual place of business ☐ dwelling place ☒ subject property and deposited envelope in an official depository under exclusive care and custody of the U.S. Postal Service. The envelope bore the legend "Personal and Confidential"


DESCRIPTION ☐ Male ☐ White Skin ☐ Black Hair ☐ White Hair ☐ 14-20 Yrs. ☐ Under 5' ☐ Under 100 Lbs.
☐ Female ☐ Black Skin ☐ Brown Hair ☐ Balding ☐ 21-35 Yrs. ☐ 5'0"-5'3" ☐ 100-130 Lbs.
☐ Yellow Skin ☐ Blonde Hair ☐ Mustache ☐ 36-50 Yrs. ☐ 5'4"-5'8" ☐ 131-160 Lbs.
☐ Brown Skin ☐ Gray Hair ☐ Beard ☐ 51-65 Yrs. ☐ 5'9"-6'0" ☐ 161-200 Lbs.
☐ Red Skin ☐ Red Hair ☐ Glasses ☐ Over 65 Yrs. ☐ Over 6' ☐ Over 200 Lbs.

Other identifying features:

WITNESS FEES \$ was paid (tendered) to the recipient ☒ Index Number/Date of filing endorsed thereon.

MILITARY SERVICE Upon information and belief I aver that the recipient is not in military service of New York State or of the United States as that term is defined in either the State or in the Federal statutes.

Sworn to before me on 11/6/2017


LOUIS ROSTEN
Notary Public, State of New York
No. 4834354
Qualified in Putnam County
Commission Expires 5/31/19

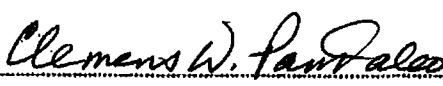

Clemens W. Pantaleo
Process Server

EXHIBIT “G”



NYSCEF - Rockland County Supreme Court Confirmation Notice



This is an automated response for Supreme Court cases. The NYSCEF site has received your electronically filed documents for the following case.

035039/2017

PIERSON LAKES HOMEOWNERS ASSOCIATION INC - v. - EONS PROPERTIES LLC

Assigned Judge: None Recorded

Documents Received on 12/01/2017 09:39 AM

Doc #	Document Type	Motion #
5	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
6	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
7	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
8	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
9	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	

Filing User

Name: IRA S GOLDBERG

Phone #: 914-997-0999

Fax #:

E-mail Address:

igoldenberg@goldbergselkerlaw.com

Work Address:

399 Knollwood Road
Suite 112
White Plains, NY 10603

E-mail Notifications

An e-mail notification regarding this filing has been sent to the following address(es) on
12/01/2017 09:39 AM:

GOLDBERG, IRA S - igoldenberg@goldbergselkerlaw.com

845
5638
035
845
5638
035

Paul Piperato, Rockland County Clerk - Piperatp@co.rockland.ny.us

Phone: 845-638-5094 Fax: 845-638-5073 Website: http://www.rocklandcountyclerk.com

NYSCEF Resource Center - EFile@nycourts.gov

Phone: (646) 386-3033 Fax: (212) 401-9146 Website: www.nycourts.gov/efile



NYSCEF - Rockland County Supreme Court Confirmation Notice



035039/2017

PIERSON LAKES HOMEOWNERS ASSOCIATION INC - v. - EONS PROPERTIES LLC

Assigned Judge: None Recorded

NOTE: If submitting a working copy of this filing to the court, you must include as a notification page firmly affixed thereto a copy of this Confirmation Notice.

Paul Piperato, Rockland County Clerk - Piperatp@co.rockland.ny.us

Phone: 845-638-5094 Fax: 845-638-5073 Website: <http://www.rocklandcountyclerk.com>

NYSCEF Resource Center - EFile@nycourts.gov

Phone: (646) 386-3033 Fax: (212) 401-9146 Website: www.nycourts.gov/efile

STATE OF NEW YORK
COUNTY OF ROCKLAND

SUPREME COURT

Index No. 2017-035039

PIERSON LAKES HOMEOWNERS ASSOCIATION, INC.,

Date filed: 10-16-17

EONS PROPERTIES, LLC, "JOHN
et al,

against DOE" and "JANE DOE,"

Plaintiff(s)

Defendant(s)

AFFIDAVIT
OF
SERVICE

STATE OF NEW YORK, COUNTY OF: WESTCHESTER ss.:

The undersigned, being sworn, says: Deponent is not a party herein, is over 18 years of age and resides in the State of New York.

On Nov. 3, 2017 at 7:55 A.M., at 12 Pierson Lake Drive, Sloatsburg, NY 10974

deponent served the within
☒ summons and complaint
☐ subpoena duces tecum
☐ citation

☐ summons ☐ with notice
☐ notice of petition and petition
☐ subpoena

☒ WITH ANNEXED NOTICE OF COMMENCEMENT OF
ACTION SUBJECT TO MANDATORY ELECTRONIC
FILING & NOTICE OF PENDENCY

on EONS PROPERTIES, LLC

☒ defendant ☐ witness { hereinafter called } therein
☐ respondent { the recipient } named

INDIVIDUAL

☐

by delivering a true copy of each to said recipient personally; deponent knew the person so served to be the person described as said recipient therein.

CORPORATION

☐

a corporation, by delivering thereat a true copy of each to personally, deponent knew said corporation so served to be the corporation, described in same as said recipient and knew said individual to be thereof.

SUITABLE
AGE PERSON

☐

by delivering thereat a true copy of each to a person of suitable age and discretion. Said premises is recipient's ☐ actual place of business ☐ dwelling place ☐ usual place of abode within the state.

AFFIXING TO
DOOR, ETC.

☒

by affixing a true copy of each to the door of said premises, which is recipient's ☐ actual place of business ☐ dwelling place ☒ subject property within the state. Deponent was unable, with due diligence to find recipient or a person of suitable age and discretion, thereat, having called there

10/21/17 at 11:15 A.M.

11/3/17 at 7:55 A.M.

10/27/17 at 8:00 P.M.

11/1/17 at 2:40 P.M.

On Nov. 6, 2017 deponent enclosed a copy of same in a postpaid envelope properly addressed to recipient at recipient's

MAILING

☒

☐ actual place of business ☐ dwelling place ☒ subject property and deposited envelope in an official depository under exclusive care and custody of the U.S. Postal Service. The envelope bore the legend "Personal and Confidential"

DESCRIPTION

☐

<input type="checkbox"/> Male	<input type="checkbox"/> White Skin	<input type="checkbox"/> Black Hair	<input type="checkbox"/> White Hair	<input type="checkbox"/> 14-20 Yrs.	<input type="checkbox"/> Under 5'	<input type="checkbox"/> Under 100 Lbs.
<input type="checkbox"/> Female	<input type="checkbox"/> Black Skin	<input type="checkbox"/> Brown Hair	<input type="checkbox"/> Balding	<input type="checkbox"/> 21-35 Yrs.	<input type="checkbox"/> 5'0"-5'3"	<input type="checkbox"/> 100-130 Lbs.
	<input type="checkbox"/> Yellow Skin	<input type="checkbox"/> Blonde Hair	<input type="checkbox"/> Mustache	<input type="checkbox"/> 36-50 Yrs.	<input type="checkbox"/> 5'4"-5'8"	<input type="checkbox"/> 131-160 Lbs.
	<input type="checkbox"/> Brown Skin	<input type="checkbox"/> Gray Hair	<input type="checkbox"/> Beard	<input type="checkbox"/> 51-65 Yrs.	<input type="checkbox"/> 5'9"-6'0"	<input type="checkbox"/> 161-200 Lbs.
	<input type="checkbox"/> Red Skin	<input type="checkbox"/> Red Hair	<input type="checkbox"/> Glasses	<input type="checkbox"/> Over 65 Yrs.	<input type="checkbox"/> Over 6'	<input type="checkbox"/> Over 200 Lbs.

Other identifying features:

WITNESS
FEES

\$

was paid (tendered) to the recipient

☒ Index Number/Date of filing
endorsed thereon.

MILITARY
SERVICE

Upon information and belief I aver that the recipient is not in military service of New York State or of the United States as that term is defined in either the State or in the Federal statutes.

Sworn to before me on 11/6/2017

LOUIS ROSTEN
Notary Public, State of New York
No. 4834354
Qualified in Putnam County
Commission Expires 5/31/19

Clemens W. Pantaleo
Process Server
Clemens W. Pantaleo

Exhibit “F”



NYSCEF - Rockland County Supreme Court Confirmation Notice



This is an automated response for Supreme Court cases. The NYSCEF site has received your electronically filed documents for the following case.

035039/2017

PIERSON LAKES HOMEOWNERS ASSOCIATION INC - v. - EONS PROPERTIES LLC

Assigned Judge: None Recorded

Documents Received on 12/01/2017 09:39 AM

Doc #	Document Type	Motion #
5	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
6	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
7	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
8	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
9	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	

Filing User

Name: IRA S GOLDBERG

Phone #: 914-997-0999

Fax #:

E-mail Address:

Work Address:

igoldenberg@goldbergselkerlaw.com

399 Knollwood Road
Suite 112
White Plains, NY 10603

E-mail Notifications

An e-mail notification regarding this filing has been sent to the following address(es) on
12/01/2017 09:39 AM:

GOLDBERG, IRA S - igoldenberg@goldbergselkerlaw.com

Paul Piperato, Rockland County Clerk - Piperatp@co.rockland.ny.us

Phone: 845-638-5094 Fax: 845-638-5073 Website: <http://www.rocklandcountyclerk.com>

NYSCEF Resource Center - EFile@nycourts.gov

Phone: (646) 386-3033 Fax: (212) 401-9146 Website: www.nycourts.gov/efile



NYSCEF - Rockland County Supreme Court Confirmation Notice



035039/2017

PIERSON LAKES HOMEOWNERS ASSOCIATION INC - v. - EONS PROPERTIES LLC

Assigned Judge: None Recorded

NOTE: If submitting a working copy of this filing to the court, you must include as a notification page firmly affixed thereto a copy of this Confirmation Notice.

Paul Piperato, Rockland County Clerk - Piperatp@co.rockland.ny.us

Phone: 845-638-5094 Fax: 845-638-5073 Website: <http://www.rocklandcountyclerk.com>

NYSCEF Resource Center - EFile@nycourts.gov

Phone: (646) 386-3033 Fax: (212) 401-9146 Website: www.nycourts.gov/efile

STATE OF NEW YORK
COUNTY OF ROCKLAND

SUPREME COURT

Index No. 2017-035039

PIERSON LAKES HOMEOWNERS ASSOCIATION, INC.,

Date filed: 10-16-17

EONS PROPERTIES, LLC, "JOHN against DOE" and "JANE DOE,"
et al,

Plaintiff(s) ~~XXXXXXXXXX~~

Defendant(s) ~~XXXXXXXXXX~~

AFFIDAVIT
OF
SERVICE

STATE OF NEW YORK, COUNTY OF: WESTCHESTER ss.:

ss.:

The undersigned, being sworn, says: Deponent is not a party herein, is over 18 years of age and resides in the State of New York.

On Oct. 27, 2017 at 1:00 P.M., at 202 East 35th St., 1st Floor, New York, NY 10016

deponent served the within
☒ summons and complaint ☐ summons ☐ with notice
☐ subpoena duces tecum ☐ notice of petition and petition
☐ citation ☐ subpoena

☒ WITH ANNEXED NOTICE OF COMMENCEMENT OF
ACTION SUBJECT TO MANDATORY ELECTRONIC
FILING & NOTICE OF PENDENCY

on EONS PROPERTIES, LLC c/o OGEN
& SEDAGHATI, P.C.

☒ defendant ☐ witness { hereinafter called } therein
☐ respondent { the recipient } named

INDIVIDUAL ☐ by delivering a true copy of each to said recipient personally; deponent knew the person so served to be the person described as said recipient therein.

CORPORATION ☒ a corporation, by delivering thereat a true copy of each to Aniva Manguao personally, deponent knew said corporation so served to be the corporation, described in same as said recipient and knew said individual to be authorized agent in the Law Office thereof.
of Ogen & Sedaghati, P.C.

SUITABLE AGE PERSON ☐ by delivering thereat a true copy of each to a person of suitable age and discretion. Said premises is recipient's ☐ actual place of business ☐ dwelling place ☐ usual place of abode within the state.

AFFIXING TO DOOR, ETC. ☐ by affixing a true copy of each to the door of said premises, which is recipient's ☐ actual place of business ☐ dwelling place ☐ subject property within the state. Deponent was unable, with due diligence to find recipient or a person of suitable age and discretion, thereat, having called there

MAILING ☐ On deponent enclosed a copy of same in a postpaid envelope properly addressed to recipient at recipient's ☐ actual place of business ☐ dwelling place ☐ subject property and deposited envelope in an official depository under exclusive care and custody of the U.S. Postal Service. The envelope bore the legend "Personal and Confidential"

DESCRIPTION ☒ Male ☐ White Skin ☒ Black Hair ☐ White Hair ☐ 14-20 Yrs. ☐ Under 5' ☐ Under 100 Lbs.
☒ Female ☐ Black Skin ☐ Brown Hair ☐ Balding ☒ 21-35 Yrs. ☐ 5'0"-5'3" ☐ 100-130 Lbs.
☐ Yellow Skin ☐ Blonde Hair ☐ Mustache ☐ 36-50 Yrs. ☒ 5'4"-5'8" ☒ 131-160 Lbs.
☒ Brown Skin ☐ Gray Hair ☐ Beard ☐ 51-65 Yrs. ☐ 5'9"-6'0" ☐ 161-200 Lbs.
☐ Red Skin ☐ Red Hair ☐ Glasses ☐ Over 65 Yrs. ☐ Over 6' ☐ Over 200 Lbs.

Other identifying features:

WITNESS FEES \$ was paid (tendered) to the recipient ☒ Index Number/Date of filing endorsed thereon.

MILITARY SERVICE Upon information and belief I aver that the recipient is not in military service of New York State or of the United States as that term is defined in either the State or in the Federal statutes.

Sworn to before me on 11/6/2017

CLEMENS W. PANTALEO

Notary Public, State of New York

No. 60-4929179

Qualified in Westchester County

Commission Expires May 2, 2018

Clemens W. Pantaleo

Process Server

Patrick J. Ruto

Exhibit “E”



NYSCEF - Rockland County Supreme Court Confirmation Notice



This is an automated response for Supreme Court / Court of Claims cases. The NYSCEF site has received your electronically filed document(s) for:

PIERSON LAKES HOMEOWNERS ASSOCIATION INC - v. - EONS PROPERTIES LLC

035039/2017

Assigned Judge: None Recorded

Documents Received on 10/26/2017 09:40 AM

Doc #	Document Type	Motion #
3	AFFIRMATION/AFFIDAVIT OF SERVICE Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	

Filing User

Name:	IRA S GOLDENBERG		
Phone #:	914-997-0999	E-mail Address:	igoldenberg@goldenbergselkerlaw.com
Fax #:		Work Address:	399 Knollwood Road Suite 112 White Plains, NY 10603

E-mail Notifications

An e-mail notification regarding this filing has been sent to the following address(es) on 10/26/2017 09:40 AM:

GOLDENBERG, IRA S - igoldenberg@goldenbergselkerlaw.com

NOTE: If submitting a working copy of this filing to the court, you must include as a notification page firmly affixed thereto a copy of this Confirmation Notice.

Paul Piperato, Rockland County Clerk - Piperatp@co.rockland.ny.us

Phone: 845-638-5094 Fax: 845-638-5073 Website: <http://www.rocklandcountyclerk.com>

NYSCEF Resource Center - EFile@nycourts.gov

Phone: (646) 386-3033 Fax: (212) 401-9146 Website: www.nycourts.gov/efile

AFFIDAVIT OF SERVICE THROUGH
THE SECRETARY OF STATE, NEW YORK

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF ROCKLAND

X

PIERSON LAKES HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

-against-

Index #: 2017-035039
Filed: 10/16/17

EONS PROPERTIES, LLC; "JOHN DOE" and
"JANE DOE," which names refer to fictitious parties who
are possible tenants or occupants of the premises or who may
be other presently unknown parties who claim or may claim
a lien against the premises,

Defendants.

X

STATE OF NEW YORK]
COUNTY OF ALBANY] ss.:

Kristie DeLong, being duly sworn, deposes and says that she is over eighteen years of age; that on 10/19/2017, at the Department of State in the City of Albany, New York, she served the annexed Summons and Complaint and Notice of Pendency with Notice of Commencement of Action Subject to Mandatory Electronic Filing upon **EONS PROPERTIES, LLC** by delivering to and leaving with Nancy Dougherty, a Data Entry Machine Operator, in the Office of the New York Department of State two (2) copies thereof and that at the time of making such service, deponent paid Secretary of State a fee of \$40.00. That said service was made pursuant to Section 303 of the Limited Liability Company Law.

Deponent further says that she knew the person so served as aforesaid to be a Data Entry Machine Operator at the New York State Department of State, duly authorized to accept such service on behalf of said defendant.

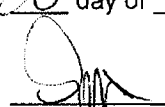
Deponent further states that she describes the person actually served as follows:

Sex	Skin Color	Hair Color	Approx Age	Approx Height	Approx Weight
Female	White	Brown	60yrs.	5'4"	130lbs.


Kristie DeLong

Sworn to before me this

20th day of October, 2017


Notary Public

GERTRUDE B. WINTER
Notary Public, State of New York
No. 01W15050407
Qualified in Saratoga County
Commission Expires October 10, 2021

State of New York - Department of State
Receipt for Service

Receipt #: 201710190394

Cash #: 201710190240

Date of Service: 10/19/2017

Fee Paid: \$40 - DRAWDOWN

Service Company: 39 BLUMBERG/EXCELSIOR CORPORATE SERVICES -

Service was directed to be made pursuant to: SECTION 303 OF THE LIMITED
LIABILITY COMPANY LAW

Party Served: EONS PROPERTIES, LLC

Plaintiff/Petitioner:

PIERSON LAKES HOMEOWNERS ASSOCIATION, INC.

Service of Process Address:

EONS PROPERTIES, LLC

2ND FLOOR

11 HANOVER SQUARE

NEW YORK, NY 10005

Secretary of State
By NANCY DOUGHERTY

Exhibit “D”



NYSCEF - Rockland County Supreme Court Confirmation Notice



This is an automated response for Supreme Court / Court of Claims cases. The NYSCEF site has received your electronically filed document(s) for:

PIERSON LAKES HOMEOWNERS ASSOCIATION, INC. - v. - EONS PROPERTIES, LLC et al

Index Number NOT assigned

Assigned Judge: None Recorded

Documents Received on 10/16/2017 02:54 PM

Doc #	Document Type	Motion #
1	SUMMONS + COMPLAINT Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
2	NOTICE OF PENDENCY Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	

Filing User

Name: **IRA S GOLDBERG**

Phone #: **914-997-0999**

Fax #:

E-mail Address:

Work Address:

igoldenberg@goldbergselkerlaw.com

**399 Knollwood Road
Suite 112
White Plains, NY 10603**

E-mail Notifications

An e-mail notification regarding this filing has been sent to the following address(es) on
10/16/2017 02:54 PM:

GOLDBERG, IRA S - igoldenberg@goldbergselkerlaw.com

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as a notification page firmly affixed thereto a copy of this Confirmation Notice.**

Paul Piperato, Rockland County Clerk - Piperatp@co.rockland.ny.us

Phone: 845-638-5094 Fax: 845-638-5073 Website: <http://www.rocklandcountyclerk.com>

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Phone: (646) 386-3033 Fax: (212) 401-9146 Website: www.nycourts.gov/efile

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF ROCKLAND

-----X
PIERSON LAKES HOMEOWNERS ASSOCIATION, INC.,

Index No. 2017- 035039
Filed: 10/16/17

Plaintiff,

-against-

**NOTICE OF
PENDENCY**

EONS Properties, LLC; "JOHN DOE" and
"JANE DOE," which names refer to fictitious parties who
are possible tenants or occupants of the premises or who may
be other presently unknown parties who claim or may claim
a lien against the premises,

Defendants.

-----X

NOTICE IS HEREBY GIVEN, that an action has been commenced and is now pending
in this Court upon the complaint of the above named Plaintiff, Pierson Lakes Homeowners
Association, Inc., in which the judgment demanded in the pleadings by Plaintiff against Defendant
EONS Properties, LLC would affect the title to and the possession, use and enjoyment of real
property referred to below by a demand for foreclosure of the Plaintiff's lien for unpaid
Assessments and other charges, and the sale of such real property for the benefit of Plaintiff.

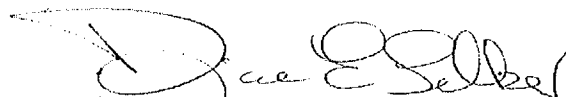
PLEASE TAKE FURTHER NOTICE, that the real property affected by said action at
the commencement of this action, and at the time of filing of this notice is situated in the State of
New York, County of Rockland, Town of Ramapo, and consists of: a parcel which is described on
the tax maps of the Town of Ramapo as Section 46.7, Block 1, Lot 7; the parcel is also known as
12 Pierson Lake Dr., Sloatsburg, New York 10974; the parcel is further described in the attached
Schedule A.

PLEASE TAKE FURTHER NOTICE, that at present legal title to the real property
affected by this Notice of Pendency is with the Defendant EONS Properties, LLC, which title was
acquired by deed dated December 16, 2014 from Michael Pecoraro, and recorded December 16,

2014 in Instrument No. 2015-00000120.

PLEASE TAKE FURTHER NOTICE, that this Notice of Pendency has been filed by the Plaintiff herein.

Dated: October 17, 2017
White Plains, NY



Diane E. Selker, Esq.
GOLDENBERG & SELKER, LLP
Attorneys for Plaintiff HOA
399 Knollwood Road, Suite 112
White Plains, NY 10603
(914) 997-0999

TO THE CLERK OF THE COUNTY OF ROCKLAND:

You are hereby directed to index the foregoing Notice of Pendency of Action against the following named Defendant: EONS Properties, LLC.

Dated: October 17, 2017
White Plains, NY



Diane E. Selker, Esq.
GOLDENBERG & SELKER, LLP
Attorneys for Plaintiff HOA
399 Knollwood Road, Suite 112
White Plains, NY 10603
(914) 997-0999

RECORD AND RETURN TO:

Diane E. Selker, Esq.
GOLDENBERG & SELKER, LLP
399 Knollwood Road, Suite 112
White Plains, NY 10603

NATIONAL REAL ESTATE SERVICES, INC.

Title Number: 5999

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Ramapo, in the County of Rockland, State of NY and shown and designated as Lot 46.07-1-7 on a map entitled "Subdivision Plat-Lot Line Change Pierson Lakes Phase No. 3" made by A.R. Sparaco, Jr., PLS dated January 30, 2002 and filed in the Office of the Rockland County Clerk on June 5, 2003, as Map No. 7585, and which said parcel is more particularly bounded and described as follows:

BEGINNING at a point marked by an iron pin distant 1,980.24 feet Westerly as measured on a course of South 57° 27' 26" west from the Southwesterly terminus of Sterlington Road as shown on a map entitled, "Subdivision Plat Pierson Lakes Phase I Drawing H-3" which was filed in the Office of Rockland County Clerk as Map No. 6460; and

RUNNING THENCE North 31 degrees 05' 00" West 48.67 feet to an iron pin set;

THENCE North 52 degrees 44' 15" East 543.09 feet to an iron pin set in the Westerly side of Cranberry Lake;

THENCE along the Westerly side of Cranberry Lake the following courses and distances:

South 29 degrees 78' 00" East 28.04 feet;
South 4 degrees 58' 30" East 24.39 feet
South 16 degrees 29' 00" East 82.76 feet;
South 25 degrees 33' 00" East 50.45 feet;
South 58 degrees 07' 00" East 53.65 feet;
South 48 degrees 37' 00" East 790.26 feet;
South 41 degrees 58' 00" East 144.76 feet to an iron pin;

THENCE turning away from Cranberry Lake South 44 degrees 25' 00" West 500.63 feet to a point marked by an iron pin;

THENCE North 45 degrees 35' 00" West 289.37 feet;

NATIONAL REAL ESTATE SERVICES, INC.

Title Number: 5999

SCHEDULE A (continued)

THENCE on a curve bearing to the right having a radius of 576 feet, an arc distance of 145.77 feet;

THENCE North 31 degrees 05' 00" West 31.01 feet to an iron pin which said pin is the point or place of BEGINNING,

TOGETHER with an easement of ingress and egress and for utilities over the private rights of way shown on the aforementioned map to the nearest public highway.

TOGETHER with the benefits of and subject to the burdens set forth in a declaration of covenants, restrictions, easements, charges and liens made by Ramapo Land Co., Inc. dated April 25, 1990 and recorded in the Rockland County Clerk's office on May 11, 1990 in Liber 408 at Page 1110.

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

Exhibit “C”



NYSCEF - Rockland County Supreme Court Confirmation Notice



This is an automated response for Supreme Court / Court of Claims cases. The NYSCEF site has received your electronically filed document(s) for:

PIERSON LAKES HOMEOWNERS ASSOCIATION, INC. - v. - EONS PROPERTIES, LLC et al

Index Number NOT assigned

Assigned Judge: None Recorded

Documents Received on 10/16/2017 02:54 PM

Doc #	Document Type	Motion #
1	SUMMONS + COMPLAINT Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	
2	NOTICE OF PENDENCY Does not contain an SSN or CPI as defined in 202.5(e) or 206.5(e)	

Filing User

Name: **IRA S GOLDENBERG**

Phone #: **914-997-0999**

Fax #:

E-mail Address:

igoldenberg@goldenbergselkerlaw.com

Work Address:

**399 Knollwood Road
Suite 112
White Plains, NY 10603**

E-mail Notifications

An e-mail notification regarding this filing has been sent to the following address(es) on
10/16/2017 02:54 PM:

GOLDENBERG, IRA S - igoldenberg@goldenbergselkerlaw.com

**NOTE: If submitting a working copy of this filing to the court, you must include
as a notification page firmly affixed thereto a copy of this Confirmation Notice.**

Paul Piperato, Rockland County Clerk - Piperatp@co.rockland.ny.us

Phone: 845-638-5094 Fax: 845-638-5073 Website: <http://www.rocklandcountyclerk.com>

NYSCEF Resource Center - EFile@nycourts.gov

Phone: (646) 386-3033 Fax: (212) 401-9146 Website: www.nycourts.gov/efile

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF ROCKLAND

-----X
PIERSON LAKES HOMEOWNERS ASSOCIATION, INC.,

Plaintiff,

-against-

EONS PROPERTIES, LLC; "JOHN DOE" and
"JANE DOE," which names refer to fictitious parties who
are possible tenants or occupants of the premises or who may
be other presently unknown parties who claim or may claim
a lien against the premises,

Defendants.
-----X

SUMMONS

Index No. 2017-

Filed:

Address of Property:
12 Pierson Lake Dr.
Sloatsburg, NY 10974

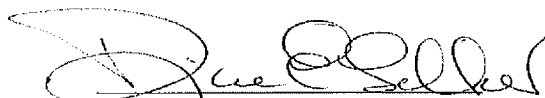
TO THE ABOVE-NAMED DEFENDANTS:

YOU ARE HEREBY SUMMONED to answer the Verified Complaint in this action and to serve a copy of your Verified Answer on the Plaintiff's attorneys within 20 days after service of the summons (or within 30 days after service is complete if the summons is not personally delivered to you within the State of New York), and, in case of your failure to appear or answer, Judgment will be taken against you by default for the relief demanded in the complaint.

Plaintiff designates Rockland County as the place of trial. The County in which the real property is located that is the subject of the foreclosure is the basis for venue.

This action seeks the collection of unpaid assessments and other charges and fees owed to a homeowners' association.

Dated: October 16, 2017
White Plains, NY



Diane E. Selker, Esq.
Goldenberg & Selker, LLP
Attorneys for Plaintiff
399 Knollwood Road, Suite 112
White Plains, New York 10603
(914) 997-0999

This advice pertains to your dealings with me as a debt collector. It does not affect your dealings with the court, and in particular it does not change the time at which you must answer the complaint or other legal pleadings. The summons is a command from the court, not from me, and you must follow its instructions even if you dispute the validity or amount of the debt. The advice in this notice also does not affect my relationship with the court. As a lawyer, I may file papers in the suit according to the court's rules and the judge's instructions.

To: EONS Properties, LLC
12 Pierson Lake Dr.
Sloatsburg, NY 10974

EONS Properties, LLC
c/o Ogen & Sedaghati, P.C.
202 East 35th Street
New York, NY 10016

EONS Properties, LLC
c/o New York Secretary of State

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF ROCKLAND

-----X
PIERSON LAKES HOMEOWNERS ASSOCIATION, INC., Index No. 2017-
Filed:
Plaintiff,
-against- **VERIFIED**
COMPLAINT

EONS Properties, LLC; "JOHN DOE" and
"JANE DOE," which names refer to fictitious parties who
are possible tenants or occupants of the premises or who may
be other presently unknown parties who claim or may claim
a lien against the premises,

Defendants
-----X

Plaintiff, PIERSON LAKES HOMEOWNERS ASSOCIATION, INC., ("HOA" or
"Plaintiff" or "Pierson Lakes") by its attorneys, Goldenberg & Selker, LLP, as and for its
complaint against the above-referenced defendants, alleges as follows:

1. Plaintiff HOA is a not-for-profit corporation organized under the laws of the State of New York, with a principal place of business in Sterlington, Town of Ramapo, County of Rockland, State of New York, which is a homeowners' association that controls and manages real property known as "Pierson Lakes."
2. Upon information and belief, defendant EONS Properties, LLC ("EONS"), a New York Limited Liability Company, is the owner in fee of improved residential real property located at Pierson Lakes ("the Lot") which real property is also described as Section 46.7, Block 1, Lot 7 on the Tax maps of the Town of Ramapo, County of Rockland, State of New York which real property has a post office mailing address of 12 Pierson Lakes Drive, Sloatsburg, NY 10974 as further described in the attached "Schedule A."
3. Upon information and belief, EONS acquired fee simple absolute title to the Lot pursuant to a deed dated May 25, 2006, from Michael Pecoraro, which deed was recorded with the Rockland County Clerk on July 3, 2006, as Instrument ID Number 2015-00000120, and EONS continues to own the Lot.
4. Ownership of the Lot, and all other residential lots at Pierson Lakes, are subject to a Declaration of Covenants, Restrictions, Easements, Charges and Liens made by the Ramapo Land Co., Inc., dated April 25, 1990, which was recorded with the Rockland County Clerk on May 11, 1990, in Liber 408, Page 1110, as subsequently amended ("the Declaration").
5. The owner of each Lot at Pierson Lakes covenants and agrees to pay to the HOA maintenance assessments and other charges (collectively referred to herein as "Assessments") and, if such Assessments are not paid when due, then they shall bear

interest at the maximum New York statutory rate together with the costs of collection and the reasonable attorney fees incurred by the HOA in collecting same.

6. The Assessments are the personal obligation of the owner of each Lot.
7. No Lot is exempt from the payment of the Assessments.
8. The HOA is authorized to commence and prosecute an action to recover a personal money judgment against an owner of a Lot for the failure to pay the Assessments and such suit may be maintained without foreclosing or waiving the lien securing the same.

FIRST CAUSE OF ACTION

9. EONS was invoiced for Assessments and other amounts owed to the HOA in connection with the Lot.
10. EONS failed and continues to fail and refuse to pay its Assessments to the HOA.
11. Since March 8, 2017, EONS has made no payments to the HOA. As of October 1, 2017, EONS owes the HOA \$30,539.46 in Assessments, which amount continues to increase at the present rate of \$1,755.00 per month, late fees of \$9.92 each month payment is not received by the end of the month, plus additional fees, and attorney fees.
12. EONS is delinquent in its obligations pursuant to the Declaration and owes the HOA Assessments, interest, costs, disbursements, and the HOA's reasonable attorney fees.
13. The HOA is entitled to a personal money judgment in its favor and against EONS for unpaid Assessments and interest at the maximum New York statutory rate, together with the HOA's reasonable attorney fees, costs, and disbursements.

SECOND CAUSE OF ACTION

14. The allegations set forth above are repeated and incorporated by reference.
15. Pursuant to the Declaration, if an Assessment is not paid when due, then such Assessment becomes delinquent and, together with such interest thereon and cost of collection thereof, becomes a continuing lien on the Lot, and the HOA may bring an action at law to foreclose the lien against the property.
16. The HOA's lien has not been paid, cancelled or discharged of record, and there are no other proceedings in law or in equity to recover the amounts claimed herein.
17. Plaintiff is entitled to a judgment of foreclosure of its lien and, upon the foreclosure sale of the Unit, the proceeds of such foreclosure sale.

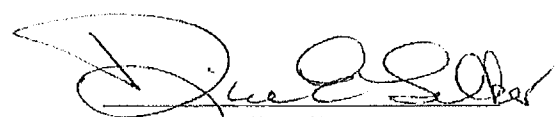
WHEREFORE, Plaintiff, PIERSON LAKES HOMEOWNERS ASSOCIATION, INC., prays for judgment granting the following relief:

a) As to the First cause of action, a personal money judgment in favor of the Plaintiff and against EONS in the amount of \$30,539.46, for unpaid Assessments through October 1, 2017, together with additional charges and fees as they continue to accrue and remain unpaid, and interest at the maximum statutory rate, together with costs, disbursements and reasonable attorney fees;

b) As to the Second cause of action, that the Court adjust and determine the equities of all parties to this action and determine the respective priorities of the various liens, if any, and the interests of all the parties herein; that it adjudge that the Plaintiff has a valid lien upon the Unit in an amount as set forth in the complaint, with interest at the statutory rate, costs, disbursements, and reasonable attorney fees, plus accrued Assessments; that all other parties claiming under the Plaintiff and/or under the defendant EONS Properties, LLC be forever foreclosed of all right and equity of redemption or other interest in the Unit; that the Unit be sold as provided by law, and the proceeds of such sale be brought into Court and thence paid to the Plaintiff in the amounts due it including interest at the statutory rate, the costs and disbursements of the action, and reasonable attorney fees; that either or any of the parties to this action may become a purchaser upon such sale; that this court, if requested, forthwith appoint a receiver of the rents and profits of said premises with the usual power and duties; and, that defendant EONS Properties, LLC be adjudged to pay any deficiencies that may remain after applying all such moneys so applicable thereto; and,

d) That the Plaintiff have such other and further relief as this Court deems just and proper.

Dated: October 11, 2017
White Plains, NY



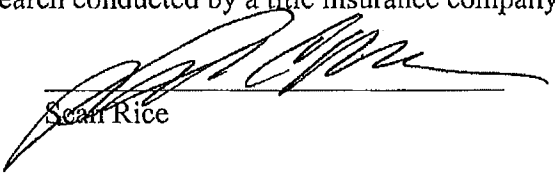
Diane E. Selker, Esq.
GOLDENBERG & SELKER, LLP
Attorneys for Plaintiff
Pierson Lakes Homeowners HOA
399 Knollwood Rd., Suite 112
White Plains, NY 10603
(914) 997-0999

VERIFICATION

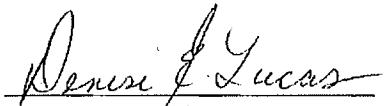
STATE OF NEW YORK)
 } ss.:
COUNTY OF ROCKLAND)

Sean Rice, being duly sworn, deposes and says: I am the President of Pierson Lakes Homeowners Association, Inc., Plaintiff in the within action.

I have read the foregoing Verified Complaint and know the contents thereof; the same are true to my own knowledge, except as to matters stated therein to be alleged upon information and belief, and as to those matters I believe them to be true. The basis of my knowledge as to the truth of the matters stated in the Verified Complaint are the books and records maintained by the Plaintiff and its bookkeepers, and a foreclosure search conducted by a title insurance company.


Sean Rice

Sworn to before me the
12th day of October, 2017


Notary Public

DENISE E. LUCAS
Notary Public, State of New York
Registration No. 01LU6343948
Qualified in Westchester County
Commission Expires 08/20/20

NATIONAL REAL ESTATE SERVICES, INC.

Title Number: 5999

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Ramapo, in the County of Rockland, State of NY and shown and designated as Lot 46.07-1-7 on a map entitled "Subdivision Plat-Lot Line Change Pierson Lakes Phase No. 3" made by A.R. Sparaco, Jr., PLS dated January 30, 2002 and filed in the Office of the Rockland County Clerk on June 5, 2003, as Map No. 7585, and which said parcel is more particularly bounded and described as follows:

BEGINNING at a point marked by an iron pin distant 1,980.24 feet Westerly as measured on a course of South 57° 27' 26" west from the Southwesterly terminus of Sterlington Road as shown on a map entitled, "Subdivision Plat Pierson Lakes Phase I Drawing H-3" which was filed in the Office of Rockland County Clerk as Map No. 6460; and

RUNNING THENCE North 31 degrees 05' 00" West 48.67 feet to an iron pin set;

THENCE North 52 degrees 44' 15" East 543.09 feet to an iron pin set in the Westerly side of Cranberry Lake;

THENCE along the Westerly side of Cranberry Lake the following courses and distances:

South 29 degrees 78' 00" East 28.04 feet;
South 4 degrees 58' 30" East 24.39 feet
South 16 degrees 29' 00" East 82.76 feet;
South 25 degrees 33' 00" East 50.45 feet;
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South 48 degrees 37' 00" East 790.26 feet;
South 41 degrees 58' 00" East 144.76 feet to an iron pin;

THENCE turning away from Cranberry Lake South 44 degrees 25' 00" West 500.63 feet to a point marked by an iron pin;

THENCE North 45 degrees 35' 00" West 289.37 feet;

NATIONAL REAL ESTATE SERVICES, INC.

Title Number: 5999

SCHEDULE A (continued)

THENCE on a curve bearing to the right having a radius of 576 feet, an arc distance of 145.77 feet;

THENCE North 31 degrees 05' 00" West 31.01 feet to an iron pin which said pin is the point or place of BEGINNING.

TOGETHER with an easement of ingress and egress and for utilities over the private rights of way shown on the aforementioned map to the nearest public highway.

TOGETHER with the benefits of and subject to the burdens set forth in a declaration of covenants, restrictions, easements, charges and liens made by Ramapo Land Co., Inc. dated April 25, 1990 and recorded in the Rockland County Clerk's office on May 11, 1990 in Liber 408 at Page 1110.

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.